

Simmons, Mary

From: Carter, Mark
Sent: Friday, August 25, 2006 4:15 PM
To: Simmons, Mary
Subject: FW: The Reserve

Ellen,
Here's the email attachment

-----Original Message-----

From: Vernon Geddy [mailto:vgeddy@ghfhlaw.com]
Sent: Friday, August 25, 2006 4:12 PM
To: Carter, Mark
Subject: The Reserve

Mark, I am writing to follow up our various converstions and e-mails on the Reserve. We would like to be on the agenda at the September 5th meeting and understand we will not have the opportunity to address the Board - the case will be a consent agenda/old business item rather than a public hearing. We would like to incorporate the following changes in the proposal. As discussed at the last meeting, there should be a restriction on permanent residents under the age of 19 and tatoo palors and payday lenders should be prohibited uses. In addition we are withdrawing our request for reduced building separation between the single family and duplex units and will abide by the 20 foot minimum.

We would like to keep the 20 foot front yard setback requested in the application but add a condition that all single family and duplex units have a front porch. On the issue of commercial/residential phasing we propose a condition that would provide the County shall not be obligated to issue building permits for more than 50% of the residential units permitted on the Property until the building shell has been constructed for at least 11,200 square feet of commercial development on the commercial portion of the Property and the County shall not be obligated to issue building permits for more than 80% of the residential units permitted on the Property until the building shell for at least an additional 18,800 square feet of commercial development (for a total of 30,000 square feet) has been constructed on the commercial portion of the Property. Thanks for your help. Vernon

--

The information contained in this electronic message is legally privileged and confidential under applicable law, and is intended only for the use of the individual or entity named above. If you are not the intended recipient of this message, you are hereby notified that any use, distribution, copying or disclosure of this communication is strictly prohibited. If you have received this communication in error, please notify Geddy, Harris, Franck & Hickman, LLP at (757) 220-6500 or by return e-mail, and purge the communication immediately without making any copy or distribution.

IRS CIRCULAR 230 NOTICE: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication (or in any attachment) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication (or in any attachment)..

Vernon M. Geddy, III
Geddy, Harris, Franck & Hickman, LLP
1177 Jamestown Road
Williamsburg, Virginia 23185
757-220-6500
757-229-5342 (fax)

